



City of Las Vegas

Agenda Item No.: 30.

**AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: FEBRUARY 12, 2019**

**DEPARTMENT: PLANNING
DIRECTOR: ROBERT SUMMERFIELD**

☐ Consent ☒ Discussion

SUBJECT: MOD-75347 - MAJOR MODIFICATION - PUBLIC HEARING - APPLICANT: OLYMPIA COMPANIES - OWNER: MEI HANG COMPANY for possible action on a request for a Major Modification of the Kyle Canyon Development Standards revised July 20, 2016 TO AMEND THE DEVELOPMENT STANDARDS TO INCLUDE PRIVATE GATED STREET SECTIONS (APNs Multiple), (Traditional Development) Zone, Ward 6 (Fiore) [PRJ-75289]. Staff recommends APPROVAL.

C.C.: 3/6/2019

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

1. Location and Aerial Maps
2. Conditions and Staff Report - MOD-75347, VAC-75349 and TMP-75348 [PRJ-75289]
3. Supporting Documentation - MOD-75347, VAC-75349 and TMP-75348 [PRJ-75289]
4. Photo(s)
5. Justification Letter - MOD-75347, VAC-75349 and TMP-75348 [PRJ-75289]
6. Approval Letter from Skye Canyon - MOD-75347, VAC-75349 and TMP-75348 [PRJ-75289]

Motion made by LOUIS DE SALVIO to Approve

Passed For: 6; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 1

CHRISTINA ROUSH, DONNA TOUSSAINT, TRINITY HAVEN SCHLOTTMAN, SAM CHERRY, LOUIS DE SALVIO, VICKI QUINN; (Against-None); (Abstain-None); (Did Not Vote-None); (Excused-BRENDA J. WILLIAMS)

Minutes:

CHAIR CHERRY declared the Public Hearing open for Items 30-38.

JONATHAN BOYLES, Sr. Planner, reported that the applicant is requesting a Major Modification to include new private gated street sections in the Kyle Canyon Development Standards with the intent to conform to the requirements established in the "Residential Sprinkler

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Memorandum of Understanding" that formed the basis of Ordinance No. 6630 of the Unified Development Code. Additionally, the applicant proposed residential subdivision Tentative Maps and associated Vacation petitions to vacate public drainage easements on four subject parcels within the area with each map requesting to use the newly proposed street sections.

The subject drainage easements on the site were created in support of the interim drainage facilities under design for the adjacent infrastructure roadways. The proposed improvements on the accompanying Tentative Maps will remove the need for the interim drainage easements.

Staff determined that the proposed street section width types exceed those adopted in Ordinance No. 6630 and are supported; therefore, staff recommended approval of the Major Modification and the four associated Vacations and Tentative Maps with conditions. Additional protest and support letters were received after publication.

ATTORNEY STEPHANIE ALLEN appeared on behalf of the applicant and the master developer of the master planned Skye Canyon development. She showed a map of the area, which is located at the northeast corner of Skye Canyon Park Drive and Sky Village Road. Two of the areas are planned for Medium Low density and two are planned for Medium Low - Attached. The four Tentative Maps conform to the zoning and are lower in density than what is allowed. Toll Brothers, Woodside Homes and Pulte will develop the four parcels. She appreciated staff's recommendation of approval of the Tentative Maps and the Vacations of the drainage easements.

See Items 31-38 for related background.

CHAIR CHERYL declared the Public Hearing closed for Items 30-38.